

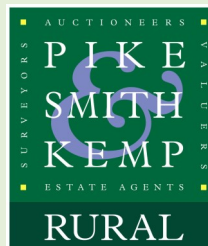
# OAK TREE FARM

TWYFORD ROAD

BINFIELD

BERKSHIRE

RG42 5QD





# OAK TREE FARM, TWYFORD ROAD, BINFIELD, BERKSHIRE, RG42 5QD

BRACKNELL - 4.2 MILES

WOKINGHAM- 4.9 MILES

READING- 10.1 MILES

CENTRAL LONDON - 35.5 MILES

M4 JUNCTION 8/9- 7.0 MILES

**SUBSTANTIAL DETACHED SIX BEDROOM HOUSE WITH INDOOR POOL & GARDENS INCLUDING TENNIS COURT & GO-KART TRACK, 6 CAR GARAGING, OUTBUILDINGS AND ANCILLARY ACCOMODATION ALONG WITH A THATCHED TWO BEDROOM COTTAGE, 5755.6 SQ FT OF BARNs, SEPARATE STABLE BUILDING CONTAINING 24 LOOSEBOXES AND A 20M BY 40M ALL WEATHER OUTDOOR MANEGE AND 2 FEATURE PONDS SET WITHIN 34.05 ACRES.**

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## **THE SIX BEDROOM DETACHED HOUSE**

LARGE FAMILY SIZED KITCHEN WITH OPEN BREAKFAST AREA OPENING UP INTO THE DINING AREA. LAID OUT OVER 2 FLOOR WITH 4 ENSUITE BATHROOMS AND A FAMILY BATHROOM. OFFICE, UTILITY ROOM, BOOT ROOM AND A LARGE FORMAL DRAWING ROOM, SOUTH FACING PATIO WHICH CONTAINS A BUILT IN OUTDOOR KITCHEN. INDOOR HEATED SWIMMING POOL, SAUNA, JACUZZI, SHOWER ROOM AND A SEPARATE ORANGERY CURRENTLY BEING USED AS A HOME GYM.

## **GARDENS**

SET IN APPROXIMATELY 4 ACRES, THE GARDENS WRAP AROUND THE HOUSE AND PROVIDES A GOOD SIZED TARMACCED DRIVEWAY, REAR TERRACES, LAWN, TENNIS COURT, NUMEROUS OUTBUILDINGS, ANCILLARY ACCOMODATION MOBILE HOME AND GO-KART TRACK

## **THE THATCHED COTTAGE**

AN INDEPENDENT, SELF CONTAINED, 2 DOUBLE BEDROOM PROPERTY WITH AN OPEN PLAN LIVING/DINING ROOM, KITCHEN, BATHROOM AND A MEZZANINE LEVEL

## **THE BARNs**

TWO LARGE LINKED BARNs ACCOMODATING 8 LOOSEBOXES ALONG WITH A TACK AND WASH ROOM AS WELL AS MULTIPURPOSE RECREATIONAL SPACE CONTAINING AN INDOOR BASKETBALL COURT, GYM AND SPACE FOR A WORKSHOP.

## **STABLES, MANEGE AND LAND**

TWO PRINCIPAL EQUESTRIAN BUILDINGS CONTAINING 16 LOOSEBOXES WITH TACK AND FEED STORAGE WITH YARD AREA LOCATED NEIGHBOURING TO THE 20M X 40M ALL WEATHER MANEGE.

27.48 ACRES OF FENCED AND WATERED PASTURELAND

**GUIDE PRICE OF £4.75 MILION**

Pike Smith and Kemp Rural

Tel: 01628 777666

[pskrural.co.uk](http://pskrural.co.uk)

## THE FARM HOUSE

Set in a tranquil and rural setting, the house is a spacious and well laid out family home.

Large kitchen with a breakfast area, utility room and various reception rooms leading out onto the terrace areas overlooking the gardens.

Good sized bedrooms including 4 with ensuite bathrooms as well as a family bathroom.

The ground floor includes an indoor swimming pool including sauna, jacuzzi and separate shower room as well as a gym.

Located near to Twyford mainline railway station the property is well placed for access to Central London via the Elizabeth Line as well as The Waterloo Line via nearby Wokingham or Bracknell railway stations.

The property also provides good access onto M4, M25 and M3.



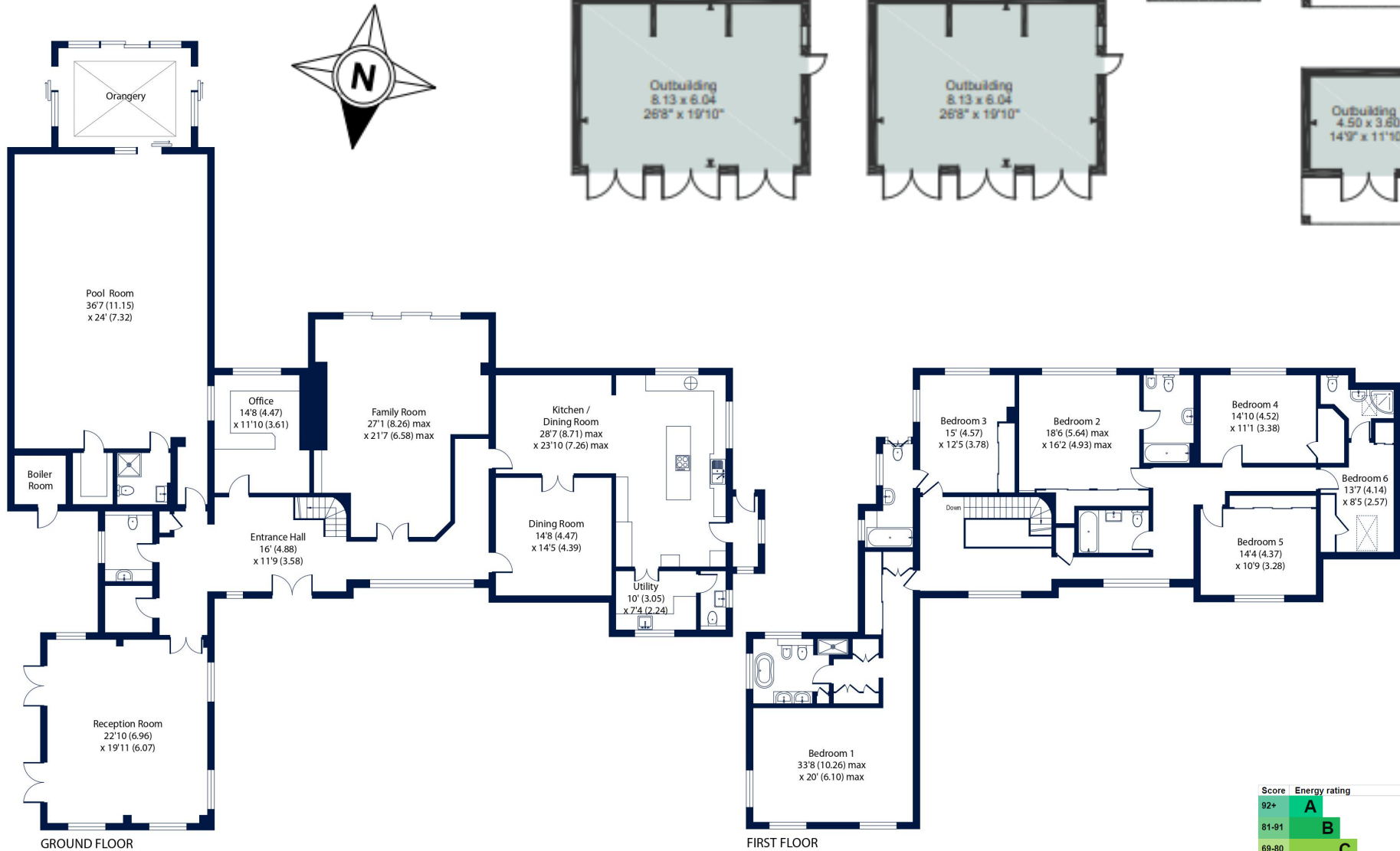






# THE FARMHOUSE & OUTBUILDINGS FLOORPLANS & EPC

Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Romans. REF:



## THE COTTAGE

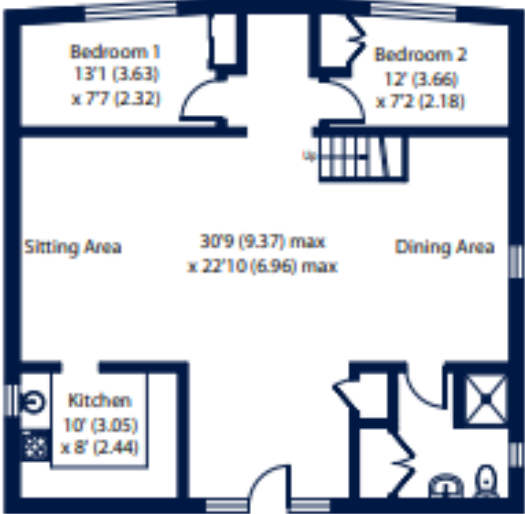
An traditional oak frame barn which has been converted with planning permission into an independent, self contained 2 bedroom residential dwelling with beautifully restored exposed oak beams throughout with triple garage/store and courtyard garden.

The Cottage consists of open plan living and dining room, kitchen, bathroom and two double bedrooms and a mezzanine level.

This property was granted permission as an independent dwelling with private garden, parking area and garage under application 20/00727/FULL.



# THE COTTAGE FLOOR PLANS AND EPC



COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

## THE BARN

Two fully insulated barns connected via link set within a tarmacked yard area.

The steel portal frame and concrete block barn extends to 2970 sq.ft and accommodates 8 equestrian looseboxes, tack room and wash down area of which part is used for go-kart storage.

The Dutch barn extends to 2785 sq.ft and serves as a multipurpose recreational space accommodating an indoor basketball court, space for a gym along with space for a workshop.

The buildings benefits from consent for use as ancillary residential use and hence offers opportunities for change of use or redevelopment.



# THE BARNS FLOOR PLANS



## THE STABLE, MANEGE & LAND

Two principal buildings accommodating 16 looseboxes with yard area along with third small timber frame building providing for hay storage.

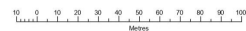
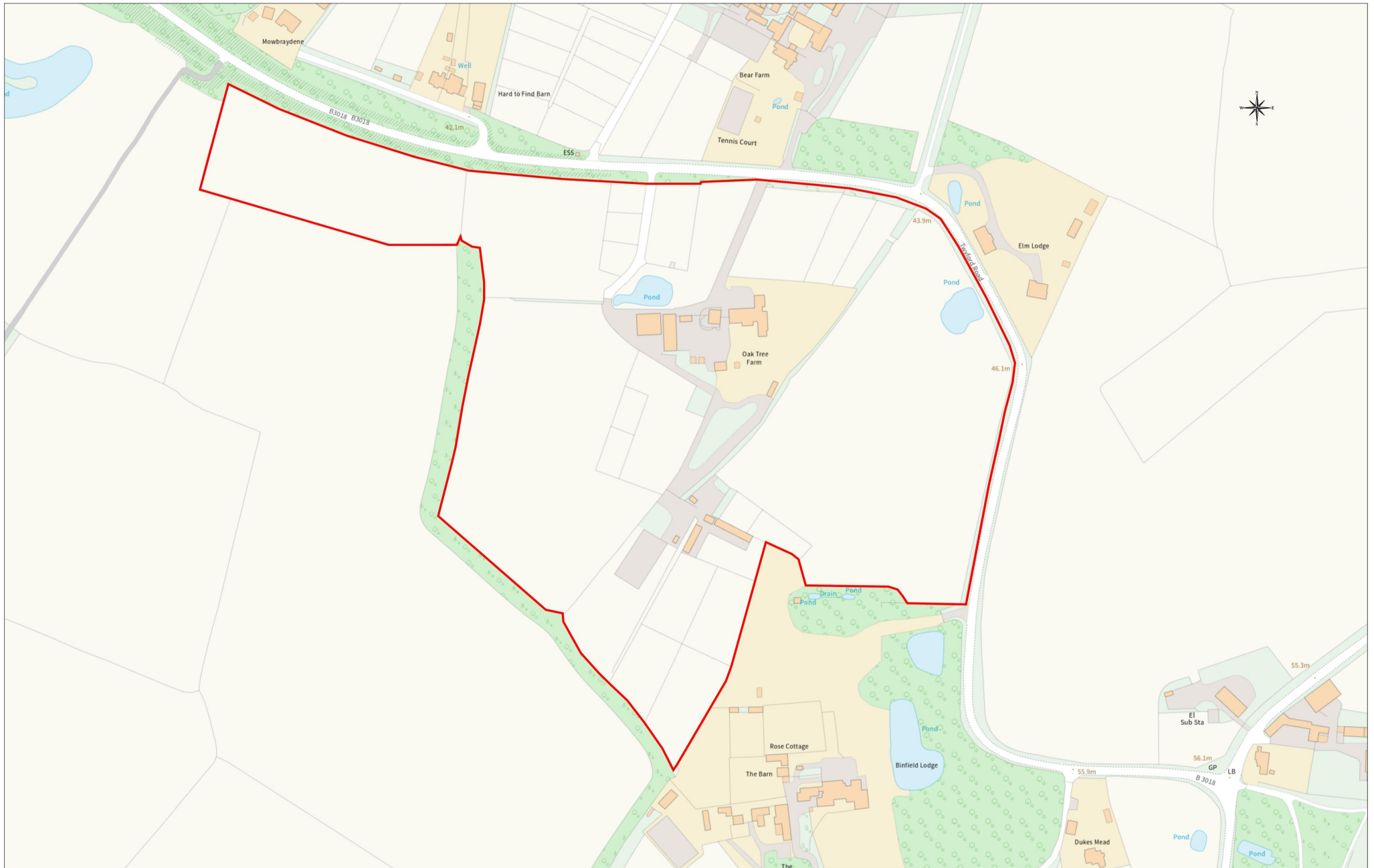
A 20m x 40m all weather sand and fibre surface manege with timber post and rail fencing located adjacent to the stable buildings and pastureland.

Benefits from consent as granted by 20/00046/LDC.

The pastureland consists of 6 paddocks of varying sizes with timber post and rail fencing and boundary hedgerows.







# General Remarks & Stipulations

## Services

The property benefits from mains water and electricity.

## Tenure

The property is offered for sale Freehold with vacant possession upon completion.

## Method of Sale

The property is being offered for sale as a whole.

## Basic Payment Scheme

The land is not registered for the Basic Payment Scheme and no entitlements are included in the sale.

## Planning/Development

The western part of the property is within the Royal Borough of Windsor and Maidenhead and the eastern side is located within Bracknell Forest Council. The Local Plan Proposals Map for both Local Authorities designates that the property falls within the Greenbelt

## Mineral Rights

The mineral rights will be included within the sale insofar as they are owned.

## Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

## Photographs

Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

## Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser (s) will have to satisfy themselves as to the ownership of any boundaries. The purchaser(s) will be responsible for any fencing.

## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way.

There are no footpaths or other public rights of way across the property.

The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

## Local Authority

Royal Borough of Windsor and Maidenhead - Town Hall, Maidenhead, Berkshire, SL6 1RF

Bracknell Forest Council -Time Square, Market Street, Bracknell, Berkshire, RG12 1JD

## Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

## Viewing

Viewings of the property will be strictly by appointment only.

## Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

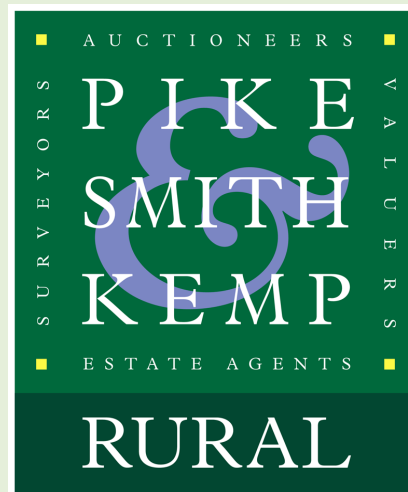
## Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser's will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.

## Contact

Pike Smith & Kemp Rural: Tom McArdle or John Hunt on 01628 777666





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